



Reference Guide for Proposed Zoning Map and General Plan Map Amendments

1. **Why are the Zoning Map amendments proposed?** One of the key implementation measures to the recent General Plan Update is to rezone, where appropriate, those parcels that are inconsistent with the updated General Plan, or those that bisect zoning designations, or where historic zoning boundaries overlap.
2. **Why are General Plan Map amendments proposed?** In December of 2011, the City's General Plan was comprehensively updated. In looking at parcels appropriate for a rezone, some General Plan Map amendments have been identified. General Plan designation changes are proposed for consistency with existing zoning and/or existing land use patterns. The proposed General Plan Map amendments are basically "clean-up" changes after the comprehensive General Plan Update.
3. **Will property owners be notified?** Yes, postcards will be mailed to affected property owners.
4. **How do I check proposed Zoning Map and General Plan Map amendments?**
 - a. **Check either the database called Zoning or General Plan Amendments by parcel.** On the city's website at www.santabarbaraca.gov click "Major Planning Efforts" on the right side of the homepage then click "Zoning and Local Coastal Plan Amendments." Some parcels are recommended for a zone change and a General Plan amendment so it is advisable to check both databases.

The **Zoning Database** includes columns with all the affected parcels in the City.

1. Map Reference Number
2. Map Area
3. APN – Assessor Parcel Number
4. Site Address
5. Existing Zoning Classification
6. Proposed Zoning Classification
7. Existing General Plan Designation
8. Description of Change

The **General Plan Database** includes the following:

1. Map Reference Number
2. Map Area
3. APN – Assessor Parcel Number
4. Site Address
5. Existing Zoning Classification
6. Proposed Zoning Classification
7. Existing General Plan Designation
8. Proposed General Plan Designation
9. Description of Change

To find the parcel you are interested in, click 'Edit' then 'Find' from the drop down menu.

Type in the APN or Site Address in the search box, preferably the APN. (There could be multiple addresses per parcel or the same address on many parcels, but only one APN per parcel.)

If typing in APN use the following format **000-000-000** with the dashes. If typing in the Site Address use abbreviations for the street name, for example use **rd** for road or **st** for street, without the period.

Click **Find**.

The APN number or site Address should be highlighted. Confirm that this is the correct address.

- b. **View the Proposed Map with Zoning Classification Change Areas.** At www.santabarbaraca.gov click "Major Planning Efforts" on the right side of the homepage then click "Zoning and Local Coastal Plan Amendments."
 - c. **View the Proposed Map with General Plan Land Use Designation Change Areas.** At www.santabarbaraca.gov click "Major Planning Efforts" on the right side of the homepage then click "Zoning and Local Coastal Plan Amendments."
 - d. **Public Open House.** If you still have questions about the proposed change to your property, you can attend the Open House on Wednesday, August 15, 4 pm to 8 pm, Faulkner Gallery, Central Library, 40 E. Anapamu Street.
5. **How do I know what the Zoning Classification changes allow?** The following reference material help identify zoning standards and uses allowed. In some cases, existing uses or buildings will become non-conforming (not in compliance with latest zoning rules and regulations) as a result of the zoning amendments, therefore, the rules and regulations for non-conforming uses is included.

The following can be viewed at www.SantaBarbaraCA.gov by clicking "Major Planning Efforts" on the right side of the homepage then clicking "Zoning and Local Coastal Plan Amendments."
 - a. City of Santa Barbara Zoning Standards Summary for Residential and Non-Residential Development [Zoning Standards Summary](#) (*This information summarizes the zoning standards that apply to the various zoning classifications.*)
 - b. Uses Permitted in Various Zones [Uses Permitted](#) (*This information identifies the types of land uses allowed on properties based on zoning classifications.*)
 - c. Non-Conforming Ordinance [Non-Conforming Ordinance](#) (*This ordinance addresses legal non-conforming uses and development.*)
6. **When would any changes occur?** The recommended changes are DRAFT. Planning Commission recommendation would not occur until sometime in the fall with subsequent adoption by the City Council early next year. Properties in the Coastal Zone would require certification by the California Coastal Commission after City Council adoption of Zoning Map and/or General Plan amendments.
7. **Where do I call for questions or provide comments?** You can e-mail the Planning Division care of Beatriz Gularte @ bgularte@santabarbaraca.gov or John Ledbetter at jledbetter@SantaBarbaraCA.gov. If you have specific comments on recommended zone changes, you may also attend future public hearings of the Planning Commission and/or City Council on this matter. Any comments received will be forwarded to the decision makers prior to them taking any action.
8. **How can I be kept informed as this effort progresses?** If you would like to be included on the e-mail list of interested parties, please e-mail bgularte@SantaBarbaraCA.gov with your name and e-mail address.